



Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

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www.brookmeadows.org

August 2008

Colleyville

Community News

25th Annual National Night Out for TEXAS, a unique crime and drug prevention event, is September 8th. BMHA is looking for a neighbor to volunteer to coordinate the event for us. The Colleyville police, fire and city council will be out and visiting participating neighborhoods. Contact Shelley Haaker, 817-530-1501 to volunteer for BMHA, contact office Hudgins 817-503-1230 for more information about the event.

<http://www.nationaltownwatch.org/nno/>

"...learn to be a safer citizen and avoid becoming a victim of crime..."

Monthly at the Colleyville Senior Center, the Colleyville Police presents different topics for citizens to learn how to avoid becoming crime victims. Check the Colleyville website calendar of events for details. <http://www.colleyville.com/>

Run Crime out of Tarrant County! Sept 6 at The River Legacy Park in Arlington, law enforcement agencies, including Colleyville will present the 19th Annual CAC 5K Run and 1 Mile Fun Walk to raise awareness and funds for the children of the Child Protective Services. For participation or donations contact Officer Hudgins at 817-503-1230.

Spring BMHA Block Party Pictures

Yes it was loud and yes it was smokin', that hot summer night of May 17, when Walter and Doris Aue graciously opened up their home and beautiful backyard to BMHA. The "Grateful Dads" set up in the heat of the afternoon, so that at sunset, they were ready to rock the night away as the rest of us dance around the pool. Thanks to the Aues for hosting and The Dads, Doug Geurier and John Lamb for providing such spectacular tunes! Can you spot your neighbors in the pictures?



Brook Meadows

Brook Meadows Homeowners Association, Inc.

PO Box 492
Colleyville, TX 76034

Please visit our website often:
www.BrookMeadows.org

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.....	Shelley.Haaker@cexp.com

If you have any ideas to make our newsletter better, please contact the editor. We want your input, ideas, and even your articles.

Social Calendar

July 29

Last Tuesday - Mac's

August 26

Last Tuesday - Amore (Byob)

September 30

Last Tuesday - TBD

October 28

Last Tuesday - TBD

October 31

*Halloween Kids Parade
Need Volunteer To Coordinate*

November 25

Last Tuesday - Maybe Depending Upon Holidays

December TBD

Women's Ornament Exchange - TBD

December TBD

Holiday Social - TBD

December 30

Last Tuesday - Maybe Depending Upon Holidays

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City Council Is In Love With Roundabouts

I am not sure how many of you are aware that the city is planning to install a series of roundabouts in what they see as an answer to traffic problems while at the same time keeping up with the Jones (Southlake) in appearances. While in some cases roundabouts can be a benefit for traffic flow with nice esthetics and in other ways they can be a safety nightmare. One of the roundabouts that the city is planning to install is at the corner of Jackson/Pool and Glade and I think there are some questions that we need to be aware of before we allow this to happen.

1. The primary question to ask is for the safety of our children who either walk or ride their bikes to OC Taylor or other locations and who will have to navigate the crosswalk system at the roundabout. Crosswalks at roundabouts are set back at least 5 to 10 feet back on each street. How will a single crossing guard be able to monitor the intersection once a roundabout is installed? There are a lot of cars that travel through that intersection in the mornings and because roundabouts only cause you to slow down and but not to stop you can create a variety of circumstances that could cause safety issues for our kids especially at this intersection. Three of the corners have large walls that can create a blind spot for a crosswalk that is set back and remember there is only one crossing guard. Think of these various scenarios: People who are trying to get to work, sometimes late, to the gym, to OC Taylor, students getting to CHHS or other schools, talking on cell phones and on and on, all cruising through an intersection which now becomes a 4 way nightmare for a crossing guard or guards. None of them present a great vision for our kid's safety that will travel that path. If you have any questions as to the safety issue all you have to do is ask the current crossing guard who the kids call Mr. Smiley. He believes that this will be a major safety issue with the kids and plans to resign if one is installed
2. Think of this safety issue, the idea for a roundabout is to keep cars flowing and suddenly a crossing guard stops traffic at one of the crosswalks and the first car in line stops. It is the traffic hour, lots of cars, what happens with the other cars following the stopped car? Will they stop in the middle of their journey through the traffic circle? If they are paying attention yes and if not or if they are rushed?
3. The first thing you will hear is that there a roundabout by a school further up Jackson/Pool in Southlake and they have not had any

(Continued on page 4)

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Oil Leases and Mineral Rights

By now most of you must have seen or heard all the discussion on mineral rights and the cash payouts being paid out to homeowners by oil and gas companies for the rights to drill and pump natural gas. Also, you might have also seen the many signs around our area regarding the BCMRC: Bedford Colleyville Mineral Rights Coalition. As the President of the BMHOA, I was invited to attend the initial meeting of the BCMRC as the representative of the Brook Meadows Homeowners Association along with other HOA representatives and selected members of non-HOA neighborhoods. The purpose of the meeting was to form and organize a coalition of home, church and business owners within a 2000 acre demographic that encompasses all areas north of Harwood to Hall Johnson and between Hwy 26 and Hwy 121. This coalition would represent all of those who sign a Letter of Intent to join the coalition in negotiating with the oil companies for the best deal possible. Here are some bullet points on what is what:

- Power comes in size, the bigger we are and the more organized we are the more power we will have to get the best deal possible.
- This is a total volunteer organization.
- Costs: would be negotiated into the settlement
- Myth: only one oil company has the rights to drill in this area. There are two current oil companies, three Land Management groups, and a possible third oil company getting into the mix. The more the better because they will start to bid against one another.
- Letter of Intents: Non-binding letters of intent can be withdrawn, but a signed lease cannot. So know your facts before you sign. (Letter of Intent is attached)
- The coalition only negotiates the deal for the best price. When the time comes and a signing date is set, each homeowner will have to sign an individual lease. The idea here is again, the bigger the better.
- The coalition will form various committees to help organize the effort and to hire a lawyer to represent the coalition.
- Mineral Rights: There are a lot of questions as to who owns the mineral rights to your home and there have been a lot of vague answers to that question. There are also some legal aspects that can determine what has or can be transferred from owner to owner. Everyone must check their own deed to find out. However, regardless of what your deed says, do not assume that is the final answer.

(Continued on page 4)

Kelley Pledger

BMHA member to receive awards at the 25TH annual Governor's Volunteer Awards

(Austin, TX) On behalf of Governor Rick Perry, OneStar Foundation is proud to announce the winners of the 25th annual Governor's Volunteer Awards. The Governor's Volunteer Awards recognize exceptional individuals and organizations committed to creating positive, long-lasting change. After a three tiered selection process that ended with voting by a committee appointed by the Governor, the following individuals, organizations and companies were selected as the award winners. The Community Motivator rewards those who promote an ethic of service and have a true compassion for others.

The individual Community Motivator award will go to Kelley Pledger of Colleyville for her promotion of an ethic of service and true compassion for others. Ms. Pledger's compassion for people has led her to capacity building involvement with over 33 charitable nonprofit and civic organizations.

When asked about the award, Kelley was kind enough to share the following with us.

"I've been the marketing director for the Star-Telegram for 18 years and my real job is doing the sponsorships for the paper but i love to volunteer with non-profits. Jonathan, my husband is a sales territory manager for ACES A/C Supply, Inc, an air conditioning wholesaler, and our family business! Jack is our oldest, he will be an 8th grader at cuscus, Sam will be a 6th grader at CMS and we have grant, who is 3 and Wesley who is 19 months. All boys, even the dog, Rudy! The whole family has volunteered with me through the years, setting up festivals, put food on shelves at food pantries, help single parents pick out Christmas presents for their kids...they are real troopers and Jonathan and i think it's important for them to help others that are less fortunate than we are. It's a great reality check for them. We've lived in BM for 4 years."



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Brook Meadows

City Council - (Continued from page 2)

problems. That is correct there is one there but if you look on two corners it is industrial, one corner is a large lawn area attached to the School and the forth corner is a housing development. Also when you look at the housing development corner the access to that development is further down on Jackson/Pool so school foot traffic from all four corners is limited.

4. Another question to ask is how much land will be required to construct a roundabout and the answer is a lot. Based on my conversation with the city, they will take land from all four corners and the island. If you want to see just how much land will be required all you have to do is to go to the end of Hal Johnson by CMS where the city is installing one now.
5. Besides the safety issue the disturbing thing about all of this is that the city is pushing this through in a manner that they will not be required to hold any public hearings on it. I wonder why!
6. Yes, traffic at the corner of Jackson/Pool and Glade can be a pain at times but will this change be worth taking the risk or should other considerations be taken?

The timetable on all of this is that the appropriation is in front of the City Council now and once passed the plans will be drawn up in 2009 with construction to follow soon after. Don't you think we should have some say in all of this and to have the opportunity to ask the questions?

Mic Deakin

Oil - (Continued from page 3)

- A complete title search has to be done and the recommendation was that you should not to worry about doing the search for yourself. The land managers are already doing that. If they have already contacted you then they have most likely found out that you have some portion, if not all, of the mineral rights to your land. They will flash big numbers around, but the coalition should be able to negotiate a much larger number if we remain together.
 - The two thousand acre area has been divided into 6 segments and each segment comprises the various associations within that area and will have a team leader. Brook Meadows is in segment 4.
 - Each homeowners Association will be responsible for organizing and collecting their letters of intent.
 - WE NEED VOLUNTEERS TO HELP IN THIS EFFORT.
 - I am attaching a copy of the BCMRC Letter of Intent. Until we get a committee in place I would suggest that you send your signed copies to the Brook Meadows post office box: PO Box 492, Colleyville, TX 76034
 - The BCMRC is willing to hold a meeting in each HOA to explain and answer the many questions that we might have, but we will need to organize that effort
 - So in the mean-time, if you have questions, comments etc. you can address them through the BMHOA Directors by e-mail at: directors@BrookMeadows.org
- Thank you, Mic Deakin

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What's Happening in Brook Meadows?

4 Properties Currently Listed For Sale

Average List Price - \$489,425

Average Price per Sq.Ft. - \$137.63

Average Days on Market - 93

1 Properties Currently Under Contract

Average List Price - \$529,900

Average Price per Sq.Ft. - \$119.70

Average Days on Market - 66

2 Properties Sold in the Last 6 Months

Average List Price - \$452,000

Average Price per Sq.Ft. - \$115.78

Average Days on Market - 208

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Welcome to Brook Meadows

A special thanks to Jo Carol Haynes, for extending a warm welcome and helping us get to know our new neighbors.

The Sweeneys Are New Arrivals to The Neighborhood

On November 14th, 2007, Frank and Gisele Sweeney joined us from Redondo Beach California. After taking three months to scout the area, they fell in love with 4605 Green Oaks for its privacy and unique interior details. Several points attracted them to Brook Meadows: mature trees, the good "Feng Shui", atmosphere of the home and neighborhood and the fact that it is close to DFW Airport but does not get the runway noise. Frank, a San Diego, native has been with the FAA for 23 years and is an Air Traffic Manager at TRACON @ DFW. Gisele, is a real estate agent with Nancy Dennis and Associates. Originally from Brazil, for 9 years Gisele was with the United Nations, involved with flight safety training for South America. They both love adventure, including long distance road trips on their Harley Davidson, tennis and scuba (their favorite dive spots are Cozumel and Belize) plus Frank has been known to bungee jump a time or two! Welcome to this active couple.

The Dennigtons join our neighborhood

Gary and Valorie Dennington moved into the "big grey house" at 4827 Lakeside on March 3rd. Originally from upstate New York and Ft. Worth respectively, they joined us from Bedford with their 2 children and 3 dogs. They own 3 Service Master Fire & Water

Damage Restoration franchises as well as Strac Transportation, a local freight company. Their recent sale of Texas United Cheer Gym, leaves Valorie a little more time to decorate their new home. Trent, 15, attends Bishop Lynch HS in Dallas and plays football, select hockey and lacrosse. Madilyn, 11, will attend OC Taylor and loves cheerleading and volleyball. Gary and Valorie, laugh that their kids are their hobbies and split their time between volunteering at school, attending sporting events and their weekend home on Lake Granbury where they enjoy a variety of water sports. They look forward to waling in the neighborhood and attending our social functions to meet their neighbors. WELCOME!

Milbys are returning to the scene...

Larissa Milby already has a history here in Brook Meadows. She and her husband Mitch bought a house in which she spent many years of her childhood with her parents, Werner and Geline Straub. They relocated here from Coppell in March and are busy updating and remodeling 4702 Shadywood Lane. Larissa says she looks forward to raising their daughter, 18 month old Eva, in the same home she has so many fond memories of. Mitch grew up in Oklahoma and is a partner in the Clark, Ashworth and Milby law firm in Dallas. They specialize in corporate litigation. As well as being an avid gardener (Mitch is in the process of overhauling their entire landscape) he also loves running marathons, swimming and biking. In fact, he was a finisher in the grueling Ironman Triathlon! They can often be found jogging the neighborhood. Welcome home Larissa and Mitch!

The Pinillas family moves in

In May, Jorge and Egle moved into 4712 Green Oaks. Relocating here from Arlington, they chose Brook Meadow because of excellent schools and the quiet, established neighborhood with large back yards. Their two boys, Aidas and Linas, ages 4 and 3, along with Egle's mother, Dalia, complete the family. Both physicians, Jorge is a pulmonary and intensive care specialist at JPS Hospital and Egle has a private practice as an OB?GYN with Baylor Medical Center at Riverside in Grand Prairie. Jorge is originally from Columbia and Egle & her mother are from Lithuania. After doing major redecorating in the home, they laugh that with two young sons, they'll get back to their hobbies of Disney movies and Curious George. Glad to have you with us!

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